

EXTERIOR INFORMATION

Type: 83 - Apt- Garden			
Sty Ht: 2 - 2 Story			
(Liv) Units: 11		Total: 24	
Foundation: 1 - Concrete			
Frame: 1 - Wood			
Prime Wall: 6 - Stucco			
Sec Wall: 7 - Brick			30 %
Roof Struct: 2 - Hip			
Roof Cover: 1 - Asphalt Shgl			
Color: BRICK			
View / Desir:			

GENERAL INFORMATION

Grade: C- - Average. (-)	
Year Blt: 1970	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	9		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	11	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 11	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.
Functional:		
Economic:		
Special:		
Override:		
	Total:	27

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	1.14499485
Const Adj.:	0.97389245
Adj \$ / SQ:	187.337
Other Features:	110000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1478471
Depreciation:	399187
Depreciated Total:	1079284

COMMENTS

277.	2

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	9
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s:	35		BR:s:	13		Baths:	11		HB	

REMODELING

	Exterior:
	Interior:
7. %	Additions:
%	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
27 %	General:

RES BREAKDOWN

No	Unit	RMS	BRS	FL
9		3	1	M
2		4	2	M
Totals				
11		35	13	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	168.60	
Special Features:	0	Val/Su Net:	123.76	
Final Total:	1079300	Val/Su SzAd	185.64	

SKETCH

	57	
	SFL	
	FFL	
	LLV	
	(2907)	51

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9	LLV	100	FLA	90	A	
8						
9						
6						
0						

IMAGE

AssessPro Patriot Properties, Inc



test PDF Combine only

Type: 83 - Apt- Garden			
Sty Ht:	2 - 2 Story		
(Liv) Units:	11	Total:	24
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	7 - Brick	30 %	
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade: C- - Average. (-)	
Year Blt: 1970	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	9		
Prim Int Wal	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	11	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 11	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.9
Functional:		
Economic:		
Special:		
Override:		
	Total:	27.9

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	1.14499485
Const Adj.:	0.97389245
Adj \$ / SQ:	187.337
Other Features:	110000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1478471
Depreciation:	399187
Depreciated Total:	1079284

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units	9
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs: 35			BRs: 13			Baths: 11			HB				

REMODELING

		Exterior:
		Interior:
7.0%		Additions:
		Kitchen:
		Baths:
		Plumbing:
		Electric:
		Heating:
7.0%		General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
9	3	1	M
2	4	2	M
Totals			
11	35	13	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	168.60
Special Features:	0		Val/Su Net:	123.76
Final Total:	1079300		Val/Su SzAd	185.64

SKETCH

	57	
SFL		
FFL		
LLV		
(2907)		51

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
89						
68	LLV	100	FLA	90	A	
89						
46						
30						

IMAGE

AssessPro Patriot Properties, Inc



test PDF Combine only

Type: 83 - Apt- Garden			
Sty Ht:	2 - 2 Story		
(Liv) Units:	11	Total:	24
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	7 - Brick		30 %
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade: C- - Average. (-)	
Year Blt: 1970	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	9		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	11	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 10	Rating: Average
A Kits: 1	Rating: Good
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.9%
Functional:		9%
Economic:		9%
Special:		9%
Override:		9%
	Total:	27.9%

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	1.14499485
Const Adj.:	0.97389245
Adj \$ / SQ:	187.337
Other Features:	121500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1488821
Depreciation:	401982
Depreciated Total:	1086839

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units	11
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs: 33		BRs: 11		Baths: 11		HB							

REMODELING

		Exterior:
		Interior:
7.0%		Additions:
		Kitchen:
		Baths:
		Plumbing:
		Electric:
		Heating:
7.0%		General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
11	3	1	M
Totals			
11	33	11	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	168.60	
Special Features:	0	Val/Su Net:	124.62	
Final Total:	1086800	Val/Su SzAd	186.93	

SKETCH

57

SFL
FFL
LLV
(2907)

51

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ter
89						
68	LLV	100	FLA	90	A	
89						
46						
30						

IMAGE



test PDF Combine only

Type: 83 - Apt- Garden			
Sty Ht:	2 - 2 Story		
(Liv) Units:	11	Total:	24
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	7 - Brick	30%	
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade: C- - Average. (-)	
Year Blt: 1970	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	9		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	11	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	10	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.9%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
Total:		27.9%

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	1.14499485
Const Adj.:	0.97389245
Adj \$ / SQ:	187.337
Other Features:	121500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1488821
Depreciation:	401982
Depreciated Total:	1086839

COMMENTS

576 SF PER UNIT.	8
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RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units	11
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs: 33		BRs: 11		Baths: 11		HB							

REMODELING

	Exterior:	
	Interior:	
	Additions:	
7.0%	Kitchen:	
0.0%	Baths:	
0.0%	Plumbing:	
0.0%	Electric:	
0.0%	Heating:	
7.0%	General:	

REMODELING RES BREAKDOWN

	Exterior:	No Unit	RMS	BRS	FL
	Interior:	11	3	1	M
	Additions:				
	Kitchen:				
	Baths:				
	Plumbing:				
	Electric:				
	Heating:				
	General:				
		Totals			
		11	33	11	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	168.60	
Special Features:	0	Val/Su Net:	124.62	
Final Total:	1086800	Val/Su SzAd	186.93	

SKETCH

57

SFL
FFL
LLV
(2907)

51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,907	187.340	544,589
LLV	Lower Level	2,907	152.590	443,568
SFL	Second Floor	2,907	187.340	544,589
Net Sketched Area:		8,721	Total:	1,532,746
Size Ad	5814 Gross Area	8721	FinArea	8430

SUB AREA DETAIL

[illegible]

IMAGE



test PDF Combine only

Type: 83 - Apt- Garden			
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	2	Total:	24
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	3	- Aluminum	
Sec Wall:	1	- Wood Shingl	2%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	WHITE/RED		
View / Desir:			

GENERAL INFORMATION

Grade: D+ - Fair (+)	
Year Blt: 1830	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
85	Paving	D	Y	1	10000	A	AV	1990	2.00	T	23.2	112			15,400		15,400
																10	
More: N		Total Yard Items:				15,400			Total Special Features:							Total:	15,400

BATH FEATURES

Full Bath:	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
Othr Fix:		Rating:	

OTHER FEATURES

Kits: 2	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.0
Functional:		0
Economic:		0
Special:		0
Override:		0
	Total:	27.0

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	1.25000000
Const Adj.:	0.93990600
Adj \$ / SQ:	197.380
Other Features:	20000
Grade Factor:	0.81
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491326
Depreciation:	132658
Depreciated Total:	358668

COMMENTS

THIS HOUSE IS A 2 FAM OLD STYLE W/2-112'S
IN BACK. 10

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 8			BRs: 4			Baths: 2			HB		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	M
Totals			
2	8	4	

COMPARABLE SALES

[illegible]

SKETCH

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
9						
5						
2						
5						
5						

IMAGE

AssessPro Patriot Properties, Inc



042.0

test PDF Combine only

Map

0004

Block

0009.A

Lot

1 of 3

CARD

Apartment

ARLINGTON

APPRaised: 1,898,100 / 4,064,200

USE VALUE: 1,898,100 / 4,064,200

ASSESSED: 1,898,100 / 4,064,200

042.0

0004

0009.A

1 of 3

Apartment

ARLINGTON

269

-277

BROADWAY, ARLINGTON

Unit #:

Owner 1: 275 BROADWAY LLC

Owner 2:

Owner 3:

Street 1: 438 MASS AVE SUITE 127

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02474

Type:

Owner 1: FIRST APPLETON LLC -

Owner 2: -

Street 1: 50 GROVE ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

This parcel contains .671 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1830, having primarily Aluminum Exterior and 2495 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

o

n

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

112

Apts. 8 Plus

29247

Sq. Ft.

Site

0

0.

0.00

AA

112

Apts. 8 Plus

24

No. of Un

Site

0

63,500.

1.00

AA

Total AC/HA: 0.67142

Total SF/SM: 29247

Parcel LUC: 112

Apts. 8 Plus

Prime NB Desc

APT AVG

Total: 1,524,000

Spl Credit

Total: 1,524,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprove

2023

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

Legal Description

User Acct

112

29247.000

358,700

15,400

1,524,000

1,898,100

29123

GIS Ref

GIS Ref

Total Card

0.671

358,700

15,400

1,524,000

1,898,100

Entered Lot Size

Total Parcel

0.671

2,524,800

15,400

1,524,000

4,064,200

Total Land:

Source: Market Adj Cost

Total Value per SQ unit /Card: 760.76

/Parcel: 209.98

Land Unit Type:

Parcel ID

042.0-0004-0009.A

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

112

FV

2,524,800

15400

29,247.

1,524,000

4,064,200

Year end

12/23/2021

2021

112

FV

2,524,800

15400

29,247.

1,452,000

3,992,200

Year End Roll

12/10/2020

2020

112

FV

2,412,400

15400

29,247.

1,320,000

3,747,800

3,747,800

Year End Roll

12/18/2019

2019

112

FV

1,990,800

16000

29,247.

1,320,000

3,326,800

3,326,800

Year End Roll

1/3/2019

2018

112

FV

1,990,800

16000

29,247.

1,320,000

3,326,800

3,326,800

Year End Roll

12/20/2017

2017

112

FV

1,709,700

16000

29,247.

1,080,000

2,805,700

2,805,700

Year End Roll

1/3/2017

2016

112

FV

1,709,700

16000

29,247.

1,080,000

2,805,700

2,805,700

Year End

1/4/2016

2015

112

FV

1,499,000

16500

29,247.

912,000

2,427,500

2,427,500

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

FIRST APPLETON

1377-110

11/23/2009

3,167,500

No

No

FIRST APPLETON

1255-123

7/24/2002

Family

99

No

No

13923-294

3/18/1980

No

No

N

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

9/10/2001

636

Re-Roof

12,640

C

11/7/2018

MEAS&NOTICE

HS

Hanne S

8/11/1992

369

6,000

REMODEL APARTMENT

2/24/2009

Measured

197

PATRIOT

11/10/2000

Hearing N/C

4/7/2000

Measured

197

PATRIOT

10/21/1998

PM

Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

__/_/__

11

APT AVG

Total: 1,524,000

Spl Credit

Total: 1,524,000

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Database: AssessPro - ArchiveProArling

aprove

2023

042.0

0004

0009.A

1 of 3

Apartment

ARLINGTON

269

-277

BROADWAY, ARLINGTON

Unit #:

Owner 1: 275 BROADWAY LLC

Owner 2:

Owner 3:

Street 1: 438 MASS AVE SUITE 127

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02474

Type:

Owner 1: FIRST APPLETON LLC -

Owner 2: -

Street 1: 50 GROVE ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

This parcel contains .671 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1830, having primarily Aluminum Exterior and 2495 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

o

n

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

112

Apts. 8 Plus

29247

Sq. Ft.

Site

0

0.

0.00

AA

112

Apts. 8 Plus

24

No. of Un

Site

0

63,500.

1.00

AA

Total AC/HA: 0.67142

Total SF/SM: 29247

Parcel LUC: 112

Apts. 8 Plus

Prime NB Desc

APT AVG

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aprove

2023

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

Legal Description

User Acct

112

29247.000

358,700

15,400

1,524,000

1,898,100

29123

GIS Ref

GIS Ref

Total Card

0.671

358,700

15,400

1,524,000

1,898,100

Entered Lot Size

Total Parcel

0.671

2,524,800

15,400

1,524,000

4,064,200

Total Land:

Source: Market Adj Cost

Total Value per SQ unit /Card: 760.76

/Parcel: 209.98

Land Unit Type:

Parcel ID

042.0-0004-0009.A

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

112

FV

2,524,800

15400

29,247.

1,524,000

4,064,200

Year end

12/23/2021

2021

112

FV

2,524,800

15400

29,247.

1,452,000

3,992,200

Year End Roll

12/10/2020

2020

112

FV

2,412,400

15400

29,247.

1,320,000

3,747,800

3,747,800

Year End Roll

12/18/2019

2019

112

FV

1,990,800

16000

29,247.

1,320,000

3,326,800

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Year End Roll

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2018

112

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2017

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Year End

1/4/2016

2015

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1,499,000

16500

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912,000

2,427,500

2,427,500

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

FIRST APPLETON

1377-110

11/23/2009

3,167,500

No

No

FIRST APPLETON

1255-123

7/24/2002

Family

99

No

No

13923-294

3/18/1980

No

No

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Descrip/No

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Com. Int

Item

Code

Description

%

Item

Code

Description

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n

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

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Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02474

Type:

Owner 1: FIRST APPLETON LLC -

Owner 2: -

Street 1: 50 GRO

test PDF Combine only

Type:	83	- Apt- Garden	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	2	Total:	24
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	3	- Aluminum	
Sec Wall:	1	- Wood Shngl	2%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	WHITE/RED		
View / Desir:			

GENERAL INFORMATION

Grade: D+ - Fair (+)	
Year Blt: 1830	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth: G12	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 2	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	27.0%

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	1.25000000
Const Adj.:	0.93990600
Adj \$ / SQ:	197.380
Other Features:	20000
Grade Factor:	0.81
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491326
Depreciation:	132658
Depreciated Total:	358668

COMMENTS

THIS HOUSE IS A 2 FAM OLD STYLE W/2-112'S
IN BACK.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	2
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 2		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
2		4	2	M
Totals				
2		8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	159.88
Special Features:	0		Val/Su Net:	89.70
Final Total:	358700		Val/Su SzAd	143.77

SKETCH

The diagram illustrates a 32x32 bit architecture. The central block is a 32x32 bit UAT (Universal Arithmetic Transactor) containing SFL, FFL, and BMT blocks, totaling 1024 bits. Surrounding the UAT are several other blocks:

- Top:** A 17-bit FFL block (119 bits) and a 7-bit block.
- Left:** A 4-bit SFL, FFL, and BMT block (52 bits) and a 13-bit block. Below it is a 15-bit FFL, BMT, and (60) block.
- Right:** A 4-bit SFL, FFL, and BMT block (52 bits) and a 13-bit block. Below it is a 15-bit FFL, BMT, and (60) block.
- Bottom:** A 4-bit block.

The total bit width of the architecture is 32 bits.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,367	197.380	269,815
BMT	Basement	1,248	59.210	73,896
SFL	Second Floor	1,128	197.380	222,648
UAT	Upper Attic	256	78.950	20,211
Net Sketched Area:		3,999	Total:	586,570
Size Ad	2495	Gross Area	4767	FinArea
				2495

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
9						
5						
2						
5						
5						

IMAGE

AssessPro Patriot Properties, Inc

